



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF HEARING

REQUEST: City initiated Zoning Code Text Amendments pursuant to KZC Chapters 135 and 160 (outside HCC jurisdiction) to establish regulations for "Residential Suites" use in the following zones: CBD 1A, 1B, 2, 3, 4, 7, 8 zones and the TL 1A, 1B, and 2.

Residential Suites are a small unit residential development. Regulations generally parallel existing regulations for "Attached and Stacked Dwelling Units", with the exception of parking requirements and special regulations for transportation management.

The following Zone Code sections are proposed to be amended:

Chapter 5 – Establish new definition for "Residential Suites", edits to related definitions as needed.

Chapter 50 – Expand list of allowed uses in the Central Business District (CBD) zones identified above to include Residential Suites and establish development standards for the use.

Chapter 55 - Expand list of allowed uses in the Totem Lake (TL) zones identified above to include Residential Suites and establish development standards for the use.

Chapter 112 – Related amendments to Affordable Housing provisions, as needed.

APPLICANT: City of Kirkland

PUBLIC HEARING: Will be held by the Kirkland Planning Commission on October 4, 2012 at 7:00 p.m., (or as soon thereafter as possible) in the Council Chamber at 123 5th Avenue. The Planning Commission will prepare a recommendation to the City Council for their final decision at a public meeting. The date of the City Council meeting has not been set.

PUBLIC COMMENT: During the hearing, anyone may speak or submit written comments. Before the hearing, written comments may be submitted to the Planning Commission in care of Jeremy McMahan of the Planning Department. Please refer to Permit No. ZON12-00002 and include your name, mailing address and email address.

FOR MORE INFORMATION: You may view the official file (Permit No. ZON12-00002, File #4) in the Planning Department, or contact Planning Supervisor, Jeremy McMahan, at (425) 587-3229.

People requiring a disability accommodation may call (425) 587-3000 or for TTY service call (425) 587-3111 prior to the hearing.

Publishing Date: September 20, 2012



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HOW TO PARTICIPATE IN A PUBLIC HEARING

Follow these two (2) simple steps:

1. In the Public Notice (either posted on the large white sign erected on the subject property, posted on the City Hall bulletin board, or the publishing notice in the Seattle Times) make a note of the deadline date, the hearing date, and the hearing body.
 - The deadline date is the last day you may submit written comments if you will not attend the public hearing or if there will be a hearing on the proposal/project.
 - The hearing date is the day you may submit written and/or oral comments if you will attend the public hearing.
 - The hearing body is the group or individual who will consider the written and oral testimony.
2. You may participate in the public hearing process in either or both of the following ways:
 - Submit written comments to the appropriate hearing body either by:
 - a. Delivering these comments to the Kirkland Planning Department, 123 5th Avenue, Kirkland 98033, by the deadline date; or
 - b. Giving your written comments directly to the hearing body at the public hearing.

For the Planning Commission and Houghton Community Council, the Planning Department encourages you to submit any written comments at least 8 days before the hearing date so they will be able to receive and read the comments prior to the meeting.

 - Appear in person, or through a representative, at the hearing and giving oral comments directly to the hearing body.

To find out more:

1. Contact the City staff planner whose name and telephone number appears on the public notice and/or;
 2. Come to the Kirkland Planning Department between 8:00 a.m. and 5:00 p.m. and request to see the project file (the project file number is noted in the public notice). The file will contain proposed site plans and building elevations (if applicable) and other information.
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Should you have additional questions, please contact the Planning Department: (425) 587-3225.